



MISSOURI

DEPARTMENT OF ECONOMIC DEVELOPMENT

MISSOURI REAL ESTATE COMMISSION
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NONRESIDENT LICENSING REQUIREMENTS

GENERAL INFORMATION

- 1) Every application for a nonresident license must include a certification of licensure from the licensing authority of the state the applicant is currently applying for a license through and also a certification of licensure from the state the applicant was most recently licensed in. The certification(s) must be issued within three (3) months of application for the Missouri license. (A copy of the nonresident license(s) is not acceptable.)
- 2) After licensure, unless previously taken, all applicants must complete the specific 12-hour Missouri Real Estate Practice Course prior to the renewal of the Missouri real estate license per 4 CSR 250-10.010 (4). Only courses completed through a **Missouri** accredited sponsor will meet this requirement for the first renewal. Broker licenses expire on June 30th and salesperson licenses expire on September 30th in every even numbered year. Also note, you will not receive credit for the Missouri Real Estate Practice Course if it is completed prior to the issuance of your Missouri real estate license.
- 3) If you will be conducting business in Missouri as a corporation, partnership or association (LLC), the corporation, partnership or association (LLC) must also apply for a Missouri real estate license.

NONRESIDENT FEES:

Nonresident Broker Type -- \$150.00 license fee + \$50.00 application fee = \$200.00

Nonresident Salesperson Type -- \$100.00 license fee + \$50.00 application fee = \$150.00

Nonresident Entity Type -- \$150.00 license fee

OBTAINING A LICENSE:

- 1) **By Examination** – All applicants must complete the Missouri salesperson examination or hold a current Missouri salesperson license as a prerequisite to obtain a Missouri broker license. The options for a nonresident license by examination are:
 - A) Applicant not licensed in another state – Applicant is required to attend an accredited Missouri prelicense course and complete the state and national portions of the Missouri licensing examination.
 - B) Applicant actively licensed in another state more than 6 months **but** less than 1 year – Applicant is required to attend an accredited Missouri prelicense course and complete the state and national portions of the Missouri licensing examination.

- C) Applicant actively licensed less than 6 months in another state – Applicant is required to attend an accredited Missouri prelicense course prior to taking **only** the state portion of the Missouri licensing examination. The applicant must pass the state portion of the Missouri examination and make application for the Missouri license **BEFORE** the nonresident license has been issued 6 months.
 - D) Applicant actively licensed as a salesperson for 12 of 18 months immediately preceding application for the Missouri salesperson examination – The prelicense education requirement will be waived for a one-time sitting of the Missouri salesperson examination. Applicant must pass the state and national portions of the Missouri examination at one sitting. If the applicant fails either portion of the examination, the applicant will be required to attend an accredited Missouri prelicense salesperson course prior to retaking the entire salesperson examination.
 - E) Applicant actively licensed as a broker for 12 of 18 months immediately preceding application for the Missouri broker examination – The applicant **must** have a current Missouri salesperson license **or** must take the Missouri salesperson examination **prior** to the Missouri broker examination. The prelicense education requirement will be waived for a one-time sitting of the Missouri salesperson and Missouri broker examinations. The applicant must pass the national and state portions of each Missouri examination at the one-time sitting. If the applicant fails either portion of either examination, they will be required to attend the respective accredited Missouri prelicense course prior to retaking the entire examination.
- 2) **Without Examination** – A license may be obtained without taking the Missouri licensing examination if Missouri has a written agreement with the nonresident state stating such. See the list below of qualifications and states that have written agreements with Missouri.

MISSOURI HAS WRITTEN LICENSING AGREEMENTS WITH THE FOLLOWING STATES:

Alabama – Must be resident of Alabama. Must hold current and active salesperson or broker license in Alabama at time of application for license. (Alabama Real Estate Commission phone # 334-242-5544)

Arkansas – Must be resident of Arkansas. Must hold current and active salesperson or broker license in Arkansas at time of application for license. (Arkansas Real Estate Commission phone # 501-683-8010)

Colorado – Must be resident of Colorado. Salesperson must hold current and active license in Colorado that was obtained by examination in Colorado. Broker must hold current and active independent or employing broker license in Colorado that was obtained by examination in Colorado for two years immediately preceding application for license. (Colorado Real Estate Commission phone # 303-894-2166)

Georgia – Must be resident of Georgia. Must hold current and active salesperson or broker license in Georgia at time of application for license. (Georgia Real Estate Commission phone # 404-656-3916)

Idaho – Must be resident of Idaho. Must hold current and active salesperson or broker license in Idaho at time of application for license. (Idaho Real Estate Commission phone # 208-334-3285)

Illinois – Must be resident of Illinois and take state portion of the appropriate Missouri examination. Salesperson must hold current and active license in Illinois at time of application for license. Broker must hold current and active broker license in Illinois for two years immediately preceding application for license. (Illinois Real Estate Commission phone # 217-785-9300)

Indiana – Must be resident of Indiana and take state portion of the appropriate Missouri examination. Salesperson must hold current and active license in Indiana at time of application for license. Broker must hold current and active broker license in Indiana for two years immediately preceding application for license. (Indiana Real Estate Commission phone # 317-232-2980)

Iowa – Must be resident of Iowa. Must hold current and active salesperson or broker license in Iowa at time of application for license. (Iowa Real Estate Commission phone # 515-281-3183)

Kansas – Must be resident of Kansas. Salesperson must hold current and active license in Kansas at time of application for license. Broker must hold current and active broker license in Kansas for two years immediately preceding application for license. (Kansas Real Estate Commission phone # 785-296-3411)

Kentucky – Must be resident of Kentucky. At time of application, salesperson and broker applicants must hold current and active license in Kentucky that was obtained by examination in Kentucky. (Kentucky Real Estate Commission phone # 502-425-4273)

Mississippi – Must be resident of Mississippi and take appropriate Missouri prelicense course. At time of application, salesperson and broker applicants must hold current and active license in Mississippi that was obtained by examination in Mississippi. (Mississippi Real Estate Commission phone # 601-987-3969)

Nebraska – Must be resident of Nebraska. Must hold current and active salesperson or broker license in Nebraska at time of application for license. (Nebraska Real Estate Commission phone # 402-471-2004)

Oklahoma – Must be resident of Oklahoma. Salesperson must hold current and active license in Oklahoma at time of application for license. Broker must hold current and active broker license in Oklahoma for one year immediately preceding application for license. (Oklahoma Real Estate Commission phone # 405-521-3387)

Oregon – Must be resident of Oregon and hold current and active license. Oregon broker with less than two years of cumulative licensure in Oregon will satisfy requirements for a Missouri salesperson license. Oregon broker with more than two years of cumulative licensure in Oregon will satisfy requirements for a Missouri broker license. (Oregon Real Estate Agency phone # 503-378-4170)

Tennessee – Must be resident of Tennessee. Must affiliate Missouri license with a firm that is licensed in Missouri and Tennessee. Salesperson must hold current and active license in Tennessee for one year immediately preceding application for license. Broker must hold current and active broker license in Tennessee for two years immediately preceding application for license. (Tennessee Real Estate Commission phone # 615-741-2273)

West Virginia – Must be resident of West Virginia. At time of application, salesperson and broker applicants must hold current and active license in West Virginia that was obtained by examination in West Virginia. (West Virginia Real Estate Commission phone # 304-558-3555)